

Mailed to
Route 75 Joint Ventures
3-28-79

BOOK 43 PAGE 283

(3) 2415

MARYLAND CORPORATION DEED OF TRUST

BOOK 1077 PAGE 374

Washington Law Reporter Form 402A
1625 Eye St., N.W., Washington, D.C. 20006

Filed for Record Mar 19 1979 At 12²⁷ O'clk P. M Same Day Recorded & Ex'd per Charles C. Keller, CLK.
This Deed of Trust, made this 9th day of March, 1979, by and between
MARK II BUILDING CORPORATION, a Maryland Corporation

hereinafter referred to as "Grantor," and
JOSEPH P. MCMAHON and LARRY S. BALDUCCI
, hereinafter referred to as "Trustees";

Whereas, Grantor is justly indebted unto C. GRAHAM PERKINS and PAUL V. GORDON
nominated Trustees for the benefit of "ROUTE 75 JOINT VENTURE"
in the principal sum of TWO HUNDRED NINE THOUSAND
and no/100THS

Dollars (\$ 209,000.00

Commercial Loan
(Insert Type Of Transaction)

for which amount the Grantor has signed and delivered his promissory note of even date herewith
payable to the order of C. GRAHAM PERKINS and PAUL V. GORDON, nominated Trustees
for the benefit of "ROUTE 75 JOINT VENTURE"
in the principal amount of TWO HUNDRED NINE THOUSAND AND no/100THS

Dollars (\$209,000.00) bearing interest at the rate of nine percent (9 %) per annum
until paid, on the following terms and obligations:

- (1) It is understood and agreed that there shall be principal curtailments made on the 9th day of September, 1979, in the amount of FIFTY TWO THOUSAND TWO HUNDRED FIFTY AND no/100THS (\$52,250.00) Dollars, plus accrued interest on the unpaid balance.
- (2) It is understood and agreed that there shall be a principal curtailment made on the 9th day of March, 1980, in the amount of FIFTY TWO THOUSAND TWO HUNDRED FIFTY and no/100THS (\$52,250.00) Dollars, plus accrued interest on the unpaid balance.
- (3) It is understood and agreed that there shall be a principal curtailment made on the 9th day of September 1980, in the amount of FIFTY TWO THOUSAND TWO HUNDRED FIFTY AND no/100THS (\$52,250.00) Dollars, plus accrued interest on the unpaid balance.
- (4) It is understood and agreed that there shall be a principal curtailment made on the 9th day of March, 1981, in the amount of FIFTY TWO THOUSAND TWO HUNDRED FIFTY AND no/100THS (\$52,250.00) Dollars, plus accrued interest on the unpaid balance.

The mortgagees agree to subordinate the lien of this Deed of Trust to construction loans made by a bona fide lender, provided the loan is not more than 80% of the value of the finished house.

The mortgagee agrees to release individual building lots from this Deed of Trust upon the payment of \$16,076.90 plus accrued interest on monies to be so released.

It is understood and agreed by the parties hereto that all payments made for release of any lot shall be applied against the next succeeding principal payment.

Now, Therefore, This Deed of Trust Witnesseth: That to secure the prompt payment of said indebtedness and all charges and advances as in said promissory note and as herein provided, the Grantor, in consideration of the sum of One Dollar in hand paid by said Trustees at and before the sealing and delivering of these presents, the receipt of which is hereby acknowledged, does hereby grant and convey in fee simple unto the Trustees the land and premises lying and being in Frederick County, State of Maryland, and described as follows:

Lots numbered One Hundred Twenty Nine (129), One Hundred Thirty (130), One Hundred Thirty One (131), One Hundred Thirty Two (132), One Hundred Thirty Three (133), One Hundred Thirty Four (134), One Hundred Thirty Five (135), One Hundred Forty Three (143), One Hundred Forty Eight (148) One Hundred Forty Nine (149), One Hundred Fifty (150), One Hundred Fifty One (151), and One Hundred Fifty Two (152), in a final plat of subdivision known as "SECTION 3, BLOCK E, PLEASANT GROVE" as per plat of subdivision recorded in Plat Book 18, Plat 153, among the Land Records of Frederick County, Maryland; being in the 7th Election District.

I HEREBY CERTIFY that this instrument was prepared under the direction of an attorney admitted to practice before the Court of Appeals for the State of Maryland.

Allen S. Teller

EXHIBIT A

Exhibit "A" filed February 22, 1980

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